

PROPERTY LOCATION

No	Alt No	Direction/Street/City
171		WASHINGTON ST, ARLINGTON

OWNERSHIP

Owner 1:	BERNARD JOHN S			
Owner 2:	DANIELS HEIDI A			
Owner 3:				
Street 1:	171 WASHINGTON STREET			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry		Own Occ: Y
Postal:	02474		Type:	

PREVIOUS OWNER

Owner 1:	BERNARD JOHN S -		
Owner 2:	DANIELS HEIDI A -		
Street 1:	171 WASHINGTON STREET		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains .166 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1925, having primarily Aluminum Exterior and 2379 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.16598	Total SF/SM:	7230	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	445,829	Spl Credit	Total:	445,800
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7230.000	366,300	700	445,800	812,800
Total Card	0.166	366,300	700	445,800	812,800
Total Parcel	0.166	366,300	700	445,800	812,800
Source: Market Adj Cost	Total Value per SQ unit /Card:			341.66	/Parcel: 341.6

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	366,300	700	7,230.	445,800	812,800		Year end	12/23/2021
2021	101	FV	340,600	700	7,230.	445,800	787,100		Year End Roll	12/10/2020
2020	101	FV	340,600	700	7,230.	445,800	787,100	787,100	Year End Roll	12/18/2019
2019	101	FV	284,000	700	7,230.	452,200	736,900	736,900	Year End Roll	1/3/2019
2018	101	FV	284,000	700	7,230.	337,600	622,300	622,300	Year End Roll	12/20/2017
2017	101	FV	284,000	700	7,230.	305,700	590,400	590,400	Year End Roll	1/3/2017
2016	101	FV	284,000	700	7,230.	293,000	577,700	577,700	Year End	1/4/2016
2015	101	FV	181,100	700	7,230.	248,400	430,200	430,200	Year End Roll	12/11/2014

SALES INFORMATION

[illegible]

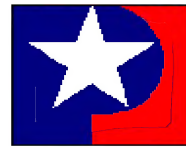
BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
7/30/2013	Measured	JBS	JOHN S
5/16/2013	Info Fm Prmt	EMK	Ellen K
12/18/2008	Meas/Inspect	163	PATRIOT
8/25/2000	MLS	MM	Mary M
1/28/2000	Mailer Sent		
1/28/2000	Measured	264	PATRIOT
12/1/1981		CM	

Sign:
VERIFICATION OF VISIT NOT DATA
//_/___



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	57556
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

EXTERIOR INFORMATION

Type:	2	- Bungalow
Sty Ht:	2	- 2 Story
(Liv) Units:	1	Total: 1
Foundation:	3	- BrickorStone
Frame:	1	- Wood
Prime Wall:	3	- Aluminum
Sec Wall:		%
Roof Struct:	2	- Hip
Roof Cover:	1	- Asphalt Shgl
Color:	WHITE	
View / Desir:		

GENERAL INFORMATION

Grade:	C	- Average
Year Blt:	1925	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdic:	G15	Fact:
Const Mod:		
Lump Sum Adj:		

INTERIOR INFORMATION

Avg Ht/FL:	STD	
Prim Int Wal	2	- Plaster
Sec Int Wall:		%
Partition:	T	- Typical
Prim Floors:	3	- Hardwood
Sec Floors:		%
Bsmnt Flr:	12	- Concrete
Subfloor:		
Bsmnt Gar:		
Electric:	3	- Typical
Insulation:	2	- Typical
Int vs Ext:		
Heat Fuel:	1	- Oil
Heat Type:	1	- Forced H/Air
# Heat Sys:	1	
% Heated:	100	% AC: 100
Solar HW:	NO	Central Vac: NO
% Com Wal		% Sprinkled

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X8	A	FR	1980	0.00	T	39	101						
22	Wood Deck	D	Y	1	6X8	A	AV	2008	16.00	T	8.8	101			700			700

More:	N	Total Yard Items:	700	Total Special Features:		Total:	700
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BATH FEATURES

Full Bath:	1	Rating:	Very Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:			
Total Units:			
Floor:			
% Own:			
Name:			

DEPRECIATION

Phys Cond:	GV	- Good-VG	10.0%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			10.8%

CALC SUMMARY

Basic \$ / SQ:	100.00
Size Adj.:	1.15480769
Const Adj.:	1.00989902
Adj \$ / SQ:	116.624
Other Features:	114085
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	410667
Depreciation:	44352
Depreciated Total:	366315

COMMENTS

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RESIDENTIAL GRID

1st Res Grid		Desc: Line 1										# Units 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals		RMs: 6			BRs: 2			Baths: 1		HB 1			

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

SKETCH

14		12
OFP		
14	SFL FFL BMT	34
26	FFL BMT 26	12
EFP		5

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	Basement	1,196	37.790	45,192	
FFL	First Floor	1,196	116.620	139,482	
SFL	Second Floor	884	116.620	103,096	
EFP	Enclos Porch	130	48.640	6,324	
OFP	Open Porch	56	44.440	2,488	
Net Sketched Area:		3,462	Total:	296,582	
Size Ad	2080	Gross Area	3462	FinArea	2379

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	F	

IMAGE

AssessPro Patriot Properties, Inc

